168.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,700 / 723,700
					USE VALUE:	723,700 / 723,700
					ASSESSED:	723,700 / 723,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARPENTER BRIAN W/CAROL M
Owner 2:	
Owner 3:	
Street 1:	82 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KURTZ ALEX/KATHERINE L -
Owner 2:	-
Street 1:	82 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Aluminum Exterior and 1431 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	299,600	4,100	420,000	723,700
Total Card	0.138	299,600	4,100	420,000	723,700
Total Parcel	0.138	299,600	4,100	420,000	723,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.91 | /Parcel: 505.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 111079
GIS Ref:
GIS Ref:
Insp Date: 10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,700	4100	6,000.	420,000	723,800	723,800	Year End Roll	12/18/2019
2019	101	FV	231,600	4100	6,000.	420,000	655,700	655,700	Year End Roll	1/3/2019
2018	101	FV	224,300	4100	6,000.	354,000	582,400	582,400	Year End Roll	12/20/2017
2017	101	FV	224,300	4100	6,000.	324,000	552,400	552,400	Year End Roll	1/3/2017
2016	101	FV	224,300	4100	6,000.	276,000	504,400	504,400	Year End	1/4/2016
2015	101	FV	218,700	4100	6,000.	240,000	462,800	462,800	Year End Roll	12/11/2014
2014	101	FV	218,700	4100	6,000.	222,000	444,800	444,800	Year End Roll	12/16/2013
2013	101	FV	218,700	4100	6,000.	211,200	434,000	434,000		12/13/2012

!12978!

PRINT

Date	Time
12/11/20	02:59:41

LAST REV

Date	Time
10/15/18	09:47:52
apro	

USER DEFINED

Prior Id # 1:	111079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12978

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KURTZ ALEX/KATH	50614-290		1/18/2008		500,000	No	No		
BASTABLE STEPHE	48670-143		12/15/2006		465,000	No	No		
GERROLD RICHARD	32282-219		1/26/2001		306,000	No	No		
	7901-495		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
2/19/2009	Meas/Inspect	372	PATRIOT
3/28/2007	MLS	MM	Mary M
3/26/2001	MLS	MM	Mary M
2/17/2000	Inspected	267	PATRIOT
12/13/1999	Measured	264	PATRIOT
7/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368095
Depreciation:	68466
Depreciated Total:	299629

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

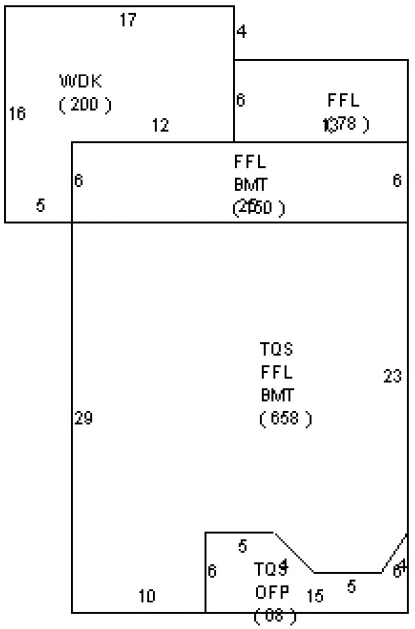
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	119.51
Final Total:	299600	Val/Su SzAd	209.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	171.990	152,383
BMT	Basement	808	51.600	41,690
TQS	3/4 Story	545	171.990	93,649
WDK	Deck	200	10.780	2,156
OFP	Open Porch	68	39.950	2,717
	Net Sketched Area:	2,507	Total:	292,595
Size Ad	1430.5	Gross Are	2688	FinArea 1431

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

168.0-0002-0016.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	292	A	AV	1917	23.56	T	40	101			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100